



BLESS THIS NEST INSPECTIONS, LLC

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<http://www.BlessThisNestInspections.com>



PROPERTY INSPECTION REPORT

1234 Main St.
Margate Florida 33063

Buyer Name

11/12/2018 9:00AM



Inspector

Matthew Miller

9545930601

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



COSMETIC, MAINTENANCE,
MONITOR



REPAIR/EVALUATION



HIGH IMPORTANCE/SAFETY
HAZARD

-  1.1.1 Inspection details - Structure Details: Change Locks
-  2.1.1 Roof - General: End of Life Expectancy
-  2.2.1 Roof - Tile: Cracked/Broken Tiles
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-  9.6.1 Bathrooms - Shower: Shower Door Obstructed
-  9.6.2 Bathrooms - Shower: Water damage wall
-  9.8.1 Bathrooms - Toilets: Loose
-  11.2.1 Appliances - Dishwasher: No Second High Loop
-  11.3.1 Appliances - Garbage Disposal: No Anti-Strain Device
-  12.1.1 Attic - General: Dry stain
-  12.1.2 Attic - General: Wet stain

1: INSPECTION DETAILS

Information

Start Time 10:00	Finish Time 12:30	Ground Condition Dry
Present at time of the inspection Client	Property Occupancy Unoccupied	Temperature 85 Fahrenheit
Weather Condition Clear	Rain in the last few days No	Structure Details: Structures Inspected Townhouse
Structure Details: Type of Structure Single Family	Structure Details: Age of the Structure 31 Years	Structure Details: Foundation Type Slab
Structure Details: Structure Faces South	Structure Details: Utilities All Utilities on	

Categories Key

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Cosmetic, Maintain, or Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be cosmetic, routine homeowner maintenance (DIY) or recommended upgrades.

Repair or Evaluation = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items. Items that may need further evaluation by a licensed contractor fall into this category.

High Importance/Safety Hazard = The item, component, or system may need immediate attention, inspector feels need addressing, or may pose a safety concern in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out replacement. Repair or replacement may be needed.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Limitations

Structure Details

HOA LIMITED TO INTERIOR

The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- ~The building site condition, structural stability, drainage systems and insulation
- ~All exterior surfaces, materials and structure
- ~All roof surfaces, materials and structure
- ~All attic spaces
- ~The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- ~All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- ~All decks, patios, pools, spas, recreational areas/equipment
- ~All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. You should ensure you thoroughly understand your responsibilities versus that of the HOA. Consult with the Home Owner's or Condo Association regarding these items

Observations

1.1.1 Structure Details

CHANGE LOCKS



Cosmetic, Maintenance, Monitor

Bless This Nest Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Recommended DIY Project

2: ROOF

Information

General: Roof Type

Gable, Flat

General: Roof covering

Other

General: Estimated roof age (Main)

10 year(s)

General: Estimated roof age (Secondary)

10 year(s)

General: Roof Drainage

Roof drains

General: Roof Inspection method

Other

General: Roof Inspected by a Licensed Roofing Company

The roof was inspected by a qualified, licensed roofing company at time of inspection. **Please see the attached roof inspection report** regarding the condition of the roof. Any defects and pictures listed in the roofing section is a summary, reflective of the findings from the roof inspection report and is done so for illustration and your information only. If you have any questions/concerns on the attached roof report, please contact them directly.

General: Past repairs

Past roof repairs have been made to the upper roof. This is for informational only purposes as these areas should be monitored in the future after any hard rain's.

Limitations

General

FLASHINGS, PENETRATIONS, COMPONENTS

Certain areas of the roof (i.e. flashing, valley, overlaps) are only partially visible due to roof design.

General

ROOF STRUCTURE

Note that all areas of the attic and roof components may not be visible during the inspection, design and conditions may limit. All accessible areas are visually inspected and reported based on the condition at the time of inspection. The inspection is a snap shot in time, inspector can not predict future issue, which may occur post inspection.

Observations

2.1.1 General

END OF LIFE EXPECTANCY

 High Importance/Safety Hazard

According to the roof report, the flat roof surface is at or near life expectancy based on physical condition or age. It may need replacing now or in the near future. Recommend to consult with a roofing contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashing and vents should be replaced or installed as needed and per standard building practices.

Recommendation

Contact a qualified roofing professional.

2.2.1 Tile

CRACKED/BROKEN TILES

 Cosmetic, Maintenance, Monitor

There are broken/cracked Roofing tiles. This is usually cosmetic, but can lead to issues in not addressed timely. If underlayment is exposed to UV rays deterioration may occur. This can lead to leaks if the proper repairs are not made. A licensed roofing contractor should repair or replace any broken tiles.



Recommendation

Contact a qualified roofing professional.

2.3.1 Flat

PONDING

 High Importance/Safety Hazard

Ponding (pools of standing water) was found at one or more locations on the flat or low-slope roof surface. Even on a flat roof, water should be removed by a drainage system so that any remaining water evaporates within 48 hours after it rains. According to the roof report, the ponding has led to active roof leaks and needs to be replaced.

Recommendation

Contact a qualified roofing professional.



2.3.2 Flat

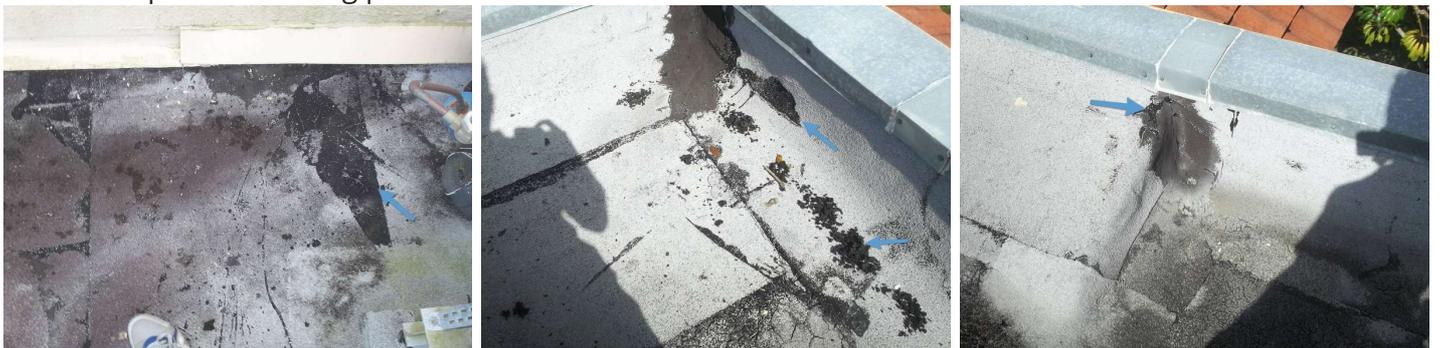
DAMAGE

 High Importance/Safety Hazard

According to the roof report, there is damage to one or more areas of the flat roof. This can lead to moisture intrusion and leaks at interior living spaces. Any damaged roofing should be repaired or replaced as necessary.

Recommendation

Contact a qualified roofing professional.



2.5.1 Flashing/Vents

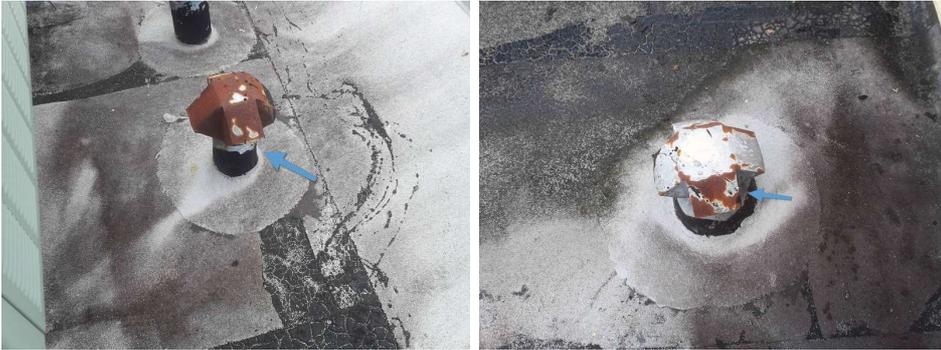
VENT SEALING

Cosmetic, Maintenance, Monitor

As noted in the roofing report, the area around one or more of the sewer vents should be properly sealed; as not to allow sunlight or weathering to enter into the underlayment area which will cause a deterioration and possible leakage in the future. These areas should be sealed.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

General: Foundation Material

Concrete

General: Exterior wall structure

Concrete Block(CBS)

General: Wall Covering

Stucco

General: Exterior doors

Steel

General: Fencing

Wood

General: Exterior Photos

General photos of the exterior for reference



Limitations

Soffit and Fascia

FASCIA NOT VISIBLE

Some areas of the fascia board(wood trim around roof) may not be visible due to roof contour, design, and/or gutter installations.

Observations

3.3.1 Exterior issues

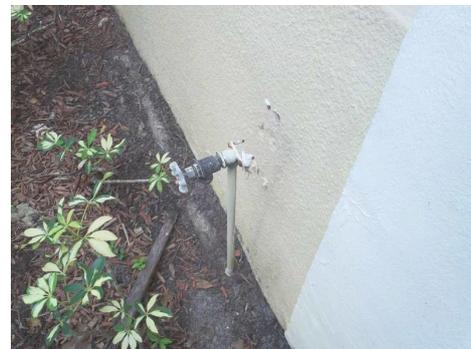
LOOSE FAUCET

The outside water faucet is loose by the front door and need to be secured to the wall at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

Recommendation

Contact a qualified plumbing contractor.

Repair/Evaluation



3.5.1 Windows and Door

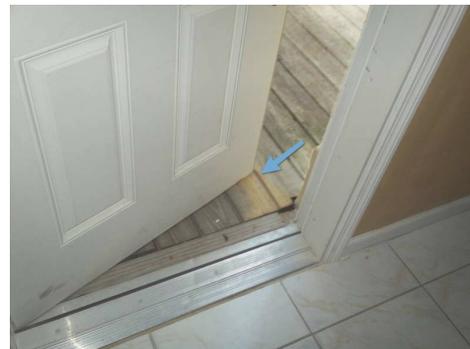
DOOR - RUBS AT BOTTOM

Repair/Evaluation

The main entry door rubs at bottom when closing. This can cause some heat loss in winter and loss of cool air in summer if not corrected. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.

Recommendation

Contact a qualified professional.



3.6.1 Soffit and Fascia

DETERIORIATED

Repair/Evaluation

As per the roof inspection report, *Fascia / soffit are* damaged or deteriorated in one or more areas. Areas may need to be repaired to help prevent further damage, may result in pest intrusion. A certified contractor should be evaluated and repair as necessary.

Recommendation

Contact a qualified professional.

3.7.1 Gutters and Flashing

DOWNSPOUT EXTENSIONS

Cosmetic, Maintenance, Monitor

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

Recommendation

Contact a qualified professional.

3.11.1 Fences and Gates

DAMAGED FENCE

Repair/Evaluation

Areas of the fencing are deteriorated and damaged. Fencing should be repaired as needed or replaced.

Recommendation

Contact a qualified fencing contractor



4: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes

Smoke and CO alarms: Fire and Safety

A complete fire safety review was recommended. Proper placement of fire extinguishers, escape plans, knowledge of electrical and water shut off locations, placement of flashlight and emergency lighting and other safety protocols is recommended.

Windows and Door: Windows and doors

Windows and Doors need regular service. It is recommended to lubricate windows and doors periodically for ease of operation. Non-Petroleum based products are recommended, wax based (Alumaslick) or dry graphites.

Limitations

Electrical

OBSCURED PLUGS

Not every electrical plug may have been tested, only a sample of plugs are normally tested. Furniture or other items may have blocked electric plugs.

Floors, Walls, Ceilings

CONDITION IN WALLS

The condition of the interior of the walls can not be seen, therefore an evaluation can not be made of these areas.

Observations

4.2.1 Floors, Walls, Ceilings

CEILING PATCH

LAUNDRY ROOM

There is a patch in the ceiling. This patch is most likely from the leaking roof, but it is recommended to consult with the current owner as to what the patch is from.

Recommendation

Recommend monitoring.



Cosmetic, Maintenance, Monitor

4.2.2 Floors, Walls, Ceilings

CEILING-DRY STAINS



Cosmetic, Maintenance, Monitor

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.

Recommendation

Recommend monitoring.



Upstairs Guest Bedroom Closet



Outside of Attic Access



5: PLUMBING

Information

General: Water Source

Public Water

**General: Location of Main Shut
off**

Laundry Room

Limitations

General

NOT VISIBLE

Not all components of the plumbing system are visible. Components in walls, floors, under insulation, etc can not be evaluated.

Supply Lines

NOT VISIBLE

Much of the water lines are hidden from view. Lines in walls, floors, and/or ceiling are not evaluated. An adequate evaluation can not be completed for such lines.

Drain and Waste

NOT VISIBLE

Much of the waste and drain lines are not visible. A full evaluation of these lines can not be made. A more intrusive inspection would be required.

6: WATER HEATER

Information

Water Heater: Serial #

RH 1205820980

Water Heater: Model #

82SV40-2

Water Heater: Estimated Age

13 Years

Water Heater: Energy Source

Electric

Water Heater: Manufacturer

Rheem

Water Heater: Location

Understairs

Water Heater: Capacity

38

Water Heater: Type

Tank

Water Heater: Pictures of Unit


Limitations

Water Heater

WATER HEATER FAILURE

The inspector can not determine when a water heater will or may fail. They can only give a time based on the visual condition or age. Water heaters may fail without notice.

7: ELECTRIC SERVICE

Information

Electric Panel: Amperage

150

Electric Panel: Panel Manufacturer

Square D

Electric Panel: Protection

Breakers

Electric Panel: Service Type

Underground

Electric Panel: Branch Wiring

Copper

Electric Panel: Service Conductor

Copper

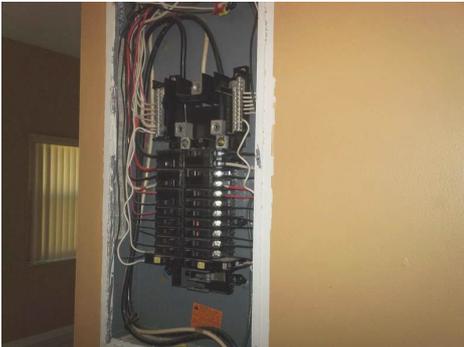
Electric Panel: Location of Exterior Main Panel

Outside Next To the Fenced Patio Area

Electric Panel: Location of Main Panel

Hall Leading to Bathroom on First Floor

Electric Panel: Panel pictures



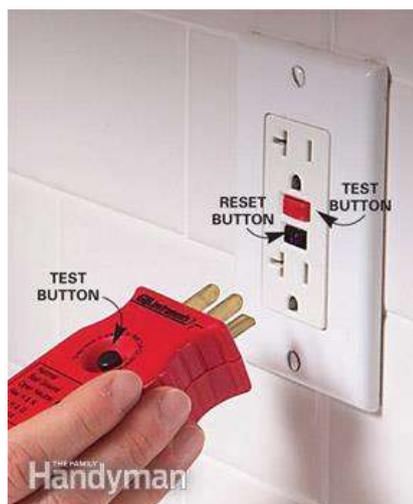
Exterior Panel

Electric Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

Electric Panel: Testing of GFCI's

GFCI receptacles and breakers should be tested regularly. All GFCI circuits have test and reset buttons. Click the link below for more information.



[Testing GFCI's](#)

Circuit Breakers: GFCI Information

Below is a link for information on GFCI circuits. It will help with understanding what a GFCI does and why they are installed.

[GFCI Information](#)

8: HVAC

Information

General: Cooling source

Electric

General: Heat Source

Electric

General: A/C Type

Split System

Air Handler: Estimate Age Air Handler

10 Year(s)

Air Handler: Filter Location

Below unit

Air Handler: Manufacturer

Rheem

Condensing Unit: Estimated Age Condensing Unit

8 Year(s)

Condensing Unit: Manufacturer

Rheem

Condensing Unit: Good condition

The condensing unit was in good condition.

General: Temperature Differential

19 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-22 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The central A/C and heating system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

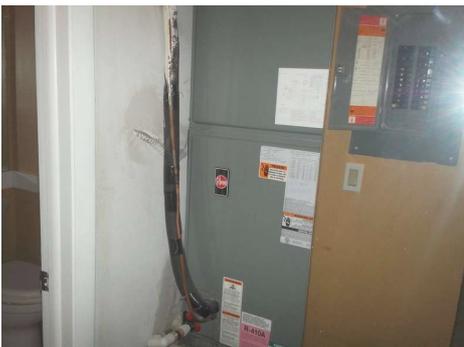

General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Air Handler: Pictures of unit

Under Stairs

The air handler appeared in good condition. The unit ran and cooled as expected.



Condensing Unit: Pictures of Unit



Limitations

General

AIR CONDITIONING SYSTEM FAILURE

The inspector can not make a determination on when a system will or may fail. Air conditioning systems should always be evaluated and serviced upon taking ownership.

Observations

8.3.1 Condensing Unit

LINE INSULATION

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a qualified HVAC professional.



Cosmetic, Maintenance, Monitor



9: BATHROOMS

Information

Bathub: Jetted Tub operation

Master Bathroom

The jetted tub operated as expected.



Observations

9.1.1 Bathub

 Cosmetic, Maintenance, Monitor

CAULKING AT SURROUND

HALL BATH

Caulk is missing or deteriorated above one or more bathtubs, where the tub surround meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Recommendation

Recommended DIY Project



9.3.1 Electrical

 High Importance/Safety Hazard

GFCI MISSING

MASTER BATHROOM

One or more electric receptacles at the bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.



9.6.1 Shower

SHOWER DOOR OBSTRUCTED

MASTER BATHROOM

Shower door was improperly installed and is obstructed by the toilet causing it to not fully open. This is considered unsafe and needs correcting. A qualified contractor should repair or replace as needed.

Recommendation

Contact a qualified professional.

 Repair/Evaluation



9.6.2 Shower

WATER DAMAGE WALL

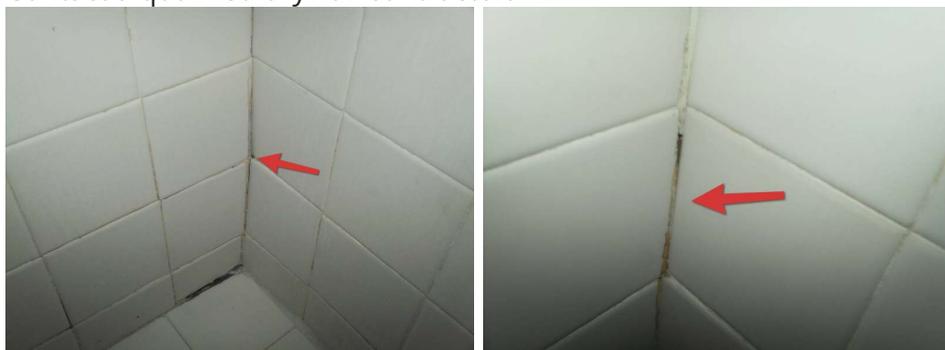
MASTER BATH

The floor / wall by the shower was water-damaged. Framing in wall may need repair as well (not visible). Recommend that a qualified person repair/replace as necessary.

Recommendation

Contact a qualified drywall contractor.

 High Importance/Safety Hazard



9.8.1 Toilets



Cosmetic, Maintenance, Monitor

LOOSE

HALL BATH

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



10: LAUNDRY

Information

General: Dryer Manufacturer

Maytag

General: Washer Manufacturer

Maytag

General: Dryer Observation

The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle.

General: Washer Observation

Both hot and cold water was available to the washer. The unit was operated through a full cycle. It filled, cycled through a wash, initial spin and drain, rinse and final spin cycle. No leakage was detected and there were no unusual conditions noted.

MAINTENANCE TIP:

For equipment more than a few years old, we recommend that all clothes washer machine hoses and their gaskets be replaced upon your taking possession of the unit.

Limitations

General

WASHER AND DRYER FAILURE

There is no way to determine when a washer or dryer may fail. They may fail at anytime with out warning.

11: APPLIANCES

Information

Dishwasher: Dishwasher

General Electric

Dishwasher: Dishwasher Operation

The Dishwasher was serviceable at time of the inspection.

Garbage Disposal: Disposer

Badger

Garbage Disposal: Normal operation

The garbage disposal was serviceable at the time of the inspection.

Hood/Vent: Normal operation

The vent hood was serviceable at the time of the inspection.

Microwave: Microwave

Frigidaire

Microwave: Normal operation

The microwave was serviceable at the time of the inspection.

Range-Cooktop-Oven: Cooktop

Frigidaire

Range-Cooktop-Oven: Oven

Frigidaire

Range-Cooktop-Oven: Range

Frigidaire

Refrigerator: Refrigerator

Samsung

Range-Cooktop-Oven: Normal operation

The oven, range, or cooktop was serviceable at the time of the inspection.

Limitations

General

APPLIANCE FAILURE

All though appliance were serviceable at the time the inspection was completed. Appliances may fail at anytime. An inspector can not project when an item will or may fail.

Observations

11.2.1 Dishwasher

NO SECOND HIGH LOOP

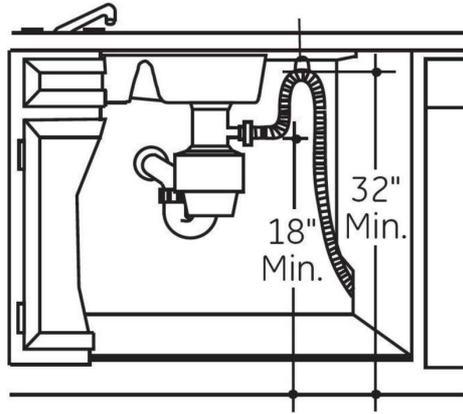
The dishwasher drain line is not configured with a second "high loop" to create a trap under the sink. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Licensed plumber should correct improper installation.

Recommendation

Contact a qualified plumbing contractor.



Cosmetic, Maintenance, Monitor



Proper Connection

11.3.1 Garbage Disposal

NO ANTI-STRAIN DEVICE

 Repair/Evaluation

The garbage disposal wiring is missing a romex connector (anti-strain device). Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



Proper Connection

12: ATTIC

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Viewed from access

General: Insulation Material

Fiberglass loose

General: Roof Structure

Rafters

Limitations

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Observations

12.1.1 General

 Repair/Evaluation**DRY STAIN**

Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner(s) about past leaks. The client(s) should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



12.1.2 General

 Repair/Evaluation**WET STAIN**

One or more areas of the roof structure were wet or had elevated levels of moisture at the time of the inspection. There appears to be an active leak in the roof or structure exterior. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



STANDARDS OF PRACTICE

Inspection details

Bless This Nest Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This may be 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. Bless This Nest Inspections will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance unless contracted to do so. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Plumbing

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if water heaters are appropriately sized or perform any evaluations that require a pilot light to be lit.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors,

inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.